

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

August 25, 2011

### Minutes

(Subject to Board of Director's approval)

**Note:** The previously scheduled Board of Directors meeting for August 11, 2011, was cancelled due to lack of quorum and rescheduled for August 25, 2011.

**Board Vice-President,** John Morneault, called the meeting to order at 6:03 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### In attendance:

Todd Matson,  
Craig Nicholson,  
(Board Members Christine Hall and Nathan Walter were absent)  
Joe De La Mora (Enviroscaping),  
Ms. Lisa Welch (unit 356),  
Bill Bold (Scribe),  
James Nguyen (Bartlein and Company, Inc.)

**Meeting Minutes:** The **July Board Meeting minutes** (7/14/11) were reviewed and **approved** as presented.

#### Treasurer's Report:

	July '11	YTD
Total Income	\$63,016.67	\$473,107.72
Operating Expenses	20,963.55	187,217.68
Reserve Expenditures	33,131.88	177,656.37
Total Expenditures	54,095.43	364,874.05
Transfer to Reserve	(8,454.64)	(158,223.67)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,295,222.73	
Total Assets	\$1,349,337.89	

James N. reported Operating Expenses are approximately 14% below budget.

The July Treasurer's Report was unanimously **accepted** as presented. The Board requested Reserve Expenditures be itemized on the monthly financial summary.

A Homeowner sent a letter to the Board concerning the practice of some utility companies installing "**smart meters**" for their customers; issue discussed, no action taken.

**Landscaping:** Joe De La Mora (Enviroscaping) reported Enviroscaping donated a number of hours this month to better complete projects such as creek bed landscaping/clean up; also noted was a Homeowner complaint (bldg 7626) concerning a tipjuana tree near their patio causing a mess, tree relocation discussed; also, a bid for

refurbishing the decomposed granite pathways was discussed.

**Exercise Room:** The Board discussed the current proposal for refurbishing the Exercise Room, as prepared by Ms. Welch, Grove volunteer (356). Board **approved** all “Priority One” items (flooring, paint, lighting, door, etc.) with a budget of \$5,500. The Board also **approved** the primary equipment proposal (\$2,100).

## Old Business

Items addressed:

- **Dry rot repairs:** James N. reported one repair at unit 245 (7632).
- **7610 improvements:** Carter Constr. was granted a permit to complete the foundation work on building 7610. Foundation work (\$32.4K) and waterproofing (\$10.8K) will be completed by the second week of September.
- **Pool fence:** The Board discussed bids received for repairing or replacing the wrought iron perimeter fence. Board **approved** bid from Atlas Fence Co. for repair of broken sections (\$750).
- **Common area repair policy:** Issue tabled.
- **Exterior painting:** The Board discussed options for the exterior painting project. To be scheduled for next year.

## New Business

Items addressed:

- **Rental units:** The Board discussed a proposal submitted by Homeowner M. Ashby (unit 114) to better integrate “rental” residents with the Grove CC&R regulations and requirements. No action taken.
- **Vehicle towing:** The Board discussed the current enforcement policy for parking violators, will grant a grace period for vehicles parked in un-assigned spaces in the long term parking area, lacking current DMV registration stickers. Due to DMV being behind in paper work, Board is allowing extra time for vehicle owners to get their registration done.
- **Lien recording:** The Board **approved** a policy of sending a lien letter to any Homeowner with dues delinquent by 30 days.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:21PM.

The next Board meeting is scheduled for **Thursday, September 8, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe